



# Town of Van Buren Planning Board Meeting Minutes

7575 VAN BUREN RD. BALDWINSVILLE, NY 13027

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## Roll Call

Mr. James Virginia-came late

Mr. Roger Roman

Mr. Mark Budosh

Mr. Jim Schanzenbach-absent

Mr. Jamie Bowes

Mr. Claude Sykes

### Also in Attendance:

**Town Attorney-** Nadine Bell

**Code Enforcement Officer-**  
Christopher Perdue

**Code Clerk-**  
Selena Buckner

## AUGUST 8, 2023

**Motion by Mr. Budosh to approve the July 13, 2023 meeting minutes. Moved by Mr. Sykes. Seconded by Mr. Bowes. Motion Approved.**

### **DCH Property Holdings, INC. 2511 Warners Road, Warners, NY 13164. Tax ID: #053.-08-28.1. Proposed Expansion.**

Doug Henry, representing DCH Properties, is asking to add an addition to an existing storage unit.

**Mr. Budosh-** Send your site plan to the Thruway authority.

**Doug-** It is not necessary to send to the Thruway.

**Mr. Budosh-** Upon approve there will be conditions.

- Need an updated SWPP
- Submit to Department of Transportation

*Concerning the Thruway, there can be a majority plus 1 vote.*

### **Chair entertains the motion to approve the expansion of the storage units.**

Moved: Mr. Virginia

Second: Mr. Sykes

All are in Favor- no one against.-Carried

### **Katarina Hart of 422 Dewport Road, Baldwinsville, NY 13027, Tax ID: #064.-03-46.1. Area Variance to increase lot coverage.**

**Katarina Hart-** is asking for an area variance to increase her lot coverage to add a Basketball Court.



# Meeting Minutes Continued

## Agenda For Meeting

- **DCH Property Holdings, INC. 2511 Warners Road, Warners, NY 13164. Tax ID: #053.-08-28.1.**  
Proposed Expansion.
- **Katarina Hart of 422 Dewport Road, Baldwinsville, NY 13027, Tax ID: #064.-03-46.1.**  
Area Variance to increase lot coverage.
- **Katarina Hart of 422 Dewport Road, Baldwinsville, NY 13027, Tax ID: #064.-03-46.1.**  
Area Variance for side yard setbacks.

### **Mr. Budosh explains the area variance process for Katarina Hart.**

**1. Benefit-could be achieved any other way**

Katarina-not really

**2. Undesirable change from neighbors-visually**

Katarina- talked to some neighbors-will get them to sign off.  
The building will be the same coloring as the house.

**3. Request substantial**

**4. Adverse physical or environmental impact**

Katarina-no, in fact it will be good for the neighborhood. Was going to share it with her neighbors.

**5. Is this self-created**

Katarina-yes/no-It was always their intention to have this basketball court the whole time; it was why they bought a double lot.

#### **COMMENTS:**

- Mr. Virginia- Will there be exterior lights? Katarina-No
- Mr. Budosh-No bathrooms? Katarina-No
- Mr. Perdue-Will this be used for Commercial? Katarina-no, just neighbors.
- Mr. Sykes- What kind of Construction? Katarina-Wood framed.

### **Chair entertains the Motion to call a Public Hearing for an Area Variance to increase lot coverage on September 12.**

Moved: Mr. Virginia

Second: Mr. Sykes & Mr. Roman

All are in Favor- no one against.-Carried

**Katarina Hart of 422 Dewport Road,  
Baldwinsville, NY 13027, Tax ID: #064.-03-46.1.  
Area Variance for side yard setbacks.**



## Summary of Other Orders of Business

- R&R Properties of CNY, LLC, 7574 Van Buren Road, Baldwinsville, NY 13027, Tax ID: #031.-03-08.0, #031.-03-10.0.
  - Back to drawing board-on hold
  - Need to wait to do things
  - SWPP
- CDS Housing, East side of Van Buren Rd across from Caserta Drive, in a PUD, Tax ID: #031.-03-06 & #031.-03-07.
  - Traffic Study
  - Need to wait to do things
  - SWPP
- Crego Farm, Inc. Baldwinsville, NY Tax ID #034-03-01.1.
  - updated plan-hydrant location
  - Traffic Study

## **Next Zoning and Planning Board Meeting:**

**September 12, 2023  
6:00PM.**

# Meeting Minutes Continued

**Katarina**-Our swimming pool was approved in 2022-not aware that it was not compliant. Chris's predecessor-didn't do everything right. Getting a fence installed the next day. Butler Fence. Aluminum fence.

- Make sure the accurate fence is on the Survey.

**Chair entertains the Motion to call a Public Hearing for an Area Variance for a pool that has already been installed on September 12.**

Moved: Mr. Sykes

Second: Mr. Virginia

All are in Favor- no one against.-Carried

**Chair entertains the Motion to close the meeting.**

Moved: Mr. Sykes

Second: Mr. Virginia

All are in Favor- no one against.-Carried